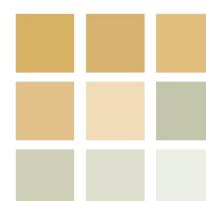




**pearson
ferrier®**



**35 HOLTHOUSE ROAD
Bury, BL8 3JP
£235,000**

35 HOLTHOUSE ROAD

Property at a glance

- SEMI-DETACHED PROPERTY
- TWO DOUBLE BEDROOMS, OFFICE & LOFT ROOM
- TOTTINGTON VILLAGE
- LOUNGE, KITCHEN/DINER & SUN ROOM
- CLOSE TO LOCAL SCHOOLS
- LOCAL COUNTRYSIDE CLOSE BY

Immaculately presented two double bedroom with an additional loft room located on the border of the ever popular villages of Tottington & Walshaw. The property is ideally position for local shops, schools and amenities and is only a short walk to both village centres and offers excellent transport links to Bury town centre. In brief the property comprises of: Entrance porch, lounge, kitchen/diner and conservatory. To the first floor are two double bedrooms, family bathroom and office with stairs leading to the the loft room (currently used as third bedroom). The property benefits from a block paved driveway to the front and low maintenance garden to the rear and is an ideal first time buy or for growing families alike.

Leasehold - 999 years from 29/9/1967

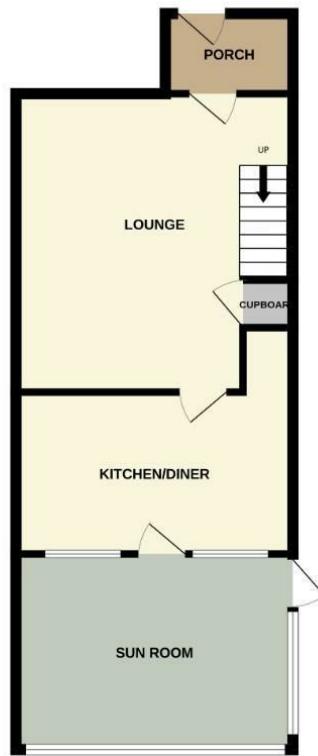
Ground Rent - £50 per annum

Council Tax Band - B





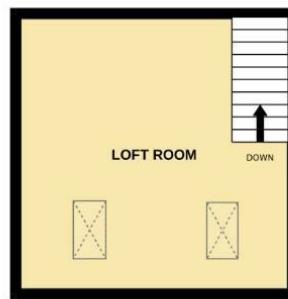
GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



2ND FLOOR
214 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

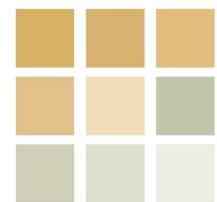
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.

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The logo for Pearson Ferrier features the company name in a bold, lowercase, sans-serif font. A registered trademark symbol (®) is positioned at the top right of the 'r'. To the right of the text, there is a color palette consisting of a 3x3 grid of squares. The colors transition from a warm, golden-yellow at the top to a cool, light-green at the bottom.